

RESOLUTION NO. 34-12-03

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, APPROVING A SITE PLAN MODIFICATION FOR A 49.73 ACRE PARCEL OF LAND, OWNED BY TRUST LAKE PARK LTD., LOCATED ON THE NORTHWEST CORNER OF CONGRESS AVENUE AND PARK AVENUE,

WHEREAS, Trust Lake Park LTD. ("Applicant"), has filed an application proposing to modify a site plan previously approved for the property located on the Northwest corner of Congress Avenue and Park, in the Town of Lake Park, (subject property); and

WHEREAS, the subject property's legal description is contained in Exhibit A and it's general location as shown in Exhibit B, both of which are attached hereto and incorporated herein; and,

WHEREAS, the Applicant proposes to construct two tot-lots, a picnic pavilion, a car wash area, and,

WHEREAS, the Lake Park Planning and Zoning Commission has reviewed the Applicant's application to modify its previously approved site plan and has made its recommendations to the Town Commission; and

WHEREAS, the Town Commission has considered the evidence presented to it by the Town Staff, the Applicant, and other interested parties and members of the public, regarding the Application's consistency with the Town's Comprehensive Plan and whether it meets the Town's Land Development Regulations, and

WHEREAS, the Town Commission has determined that certain conditions as set forth herein, are necessary for the Application to be consistent with the Town's Comprehensive Plan and to meet the Town's Land Development Regulations; and

WHEREAS, the Applicant, its successors and assigns shall be subject to the conditions contained in Section 3.

NOW THEREFORE, be it ordained by the Town Commission of the Town of Lake Park;

Section 1: The whereas clauses are incorporated herein as true and correct findings of fact and conclusions of law of the Town Commission.

Section 2. The Town Commission hereby approves the application to modify the site plan subject to the conditions contained in section 4 herein.

Section 3. Approval of the modification to the Site Plan for the subject property by the Town Commission shall be subject to the following conditions:

- 1.) The Applicant shall screen the proposed water supply devices associated with the car-wash area.
- 2.) Vehicle vacuums are prohibited.
- 3.) The hours of operation for the car-wash shall be limited from 9 am to 8 pm, Monday thru Sunday.
- 4.) The Applicant shall restrict the use of the car-wash area to Venetian Isles Residents only.
- 5.) The Applicant shall provide adequate screening of the water source device in the proposed car-wash area, and said screening shall be subject to the Town Staff's review and approval.
- 6.) The Applicant shall relocate and provide a separate gated entrance to the picnic pavilion as represented to the Town Commission at its public hearing.
- 7.) Prior to issuance of a building permit for the proposed car wash, the Applicant shall provide documentation to the Town that the car-wash facility meets or exceeds DEP and SFWMD requirements for storm water discharge for this type of facility.
- 8.) The Town's Public Works Department shall monitor all water discharge produced by the car-wash facility at the property owner's expense.
- 9.) Any revisions to the site plan, landscape plan, architectural elevations, statement of use, or other details submitted as part of this Application, including but not limited to the location of the proposed improvements and/or additional, revised, or deleted colors, materials, or structures, shall be submitted to the Department of Community Development and shall be subject to its review and approval. Any revisions that constitute a minor revision (less than a 25% modification) to the site plan, landscape plans, elevations, statement of use, or other details submitted as part of this Application, including but not limited to the drainage of the site, the location of the proposed improvements or additional, revised, or deleted colors, materials, or structures, shall be

submitted to the Department of Community Development and shall be subject to its review and approval.

Section 4. This resolution shall become effective upon adoption.

The foregoing RESOLUTION was offered by Commissioner Balius, who moved its approval. The motion was seconded by Commissioner Garretson , and being put to a vote, the result was as follows:

	AYE	NAY
MAYOR PAUL CASTRO	X	
VICE MAYOR CHUCK BALIUS	X	
COMMISSIONER PAUL GARRETSON	X	
COMMISSIONER JEANINE LONGTIN		X
COMMISSIONER BILL OTTERSON		Absent

The Mayor thereupon declared Resolution No. 34-12-03 duly passed and adopted this 3rd day of December, 2003.

TOWN OF LAKE PARK, FLORIDA

BY: 
Mayor Paul Castro

ATTEST:


Carol Simpkins
Town Clerk

(Town Seal)

Approved as to form and legal sufficiency


Thomas J. Baird, Town Attorney